



Packard Rezoning Proposal



Project Team



Co Developer
MHT Housing
Van Fox



Co Developer
Issa Properties
Rodney Issa



Architect
Concept Design Studio
Kyle Osterhart



General Contractor
MHT Construction
Van Fox



Engineers
Atwell
Chris Rothhaar, P.E.
Todd Pascoe, P.E.



Managing Agent
MHT Management
Van Fox

MHT Housing Inc.

Who We Are

- 33 years of Experience
- Own and Manage 62 properties
- Third Party Manage 89 properties
- 10 Closings for projects from 2023-2024
- Over 500 employees

What Makes Us Different

- Non Profit
- M Training Centers
- Food Pantries
- Eviction Diversion Program
- Summer Workforce
- Community Clean Ups
- Stormwater Compliance
- Taxes paid in full



ISSA Properties

Issa Properties is a family-owned business that wants residential experience in Ann Arbor to be comfortable, secure, and home-like.

Manage and own Midwest Creative Investments LLC-, which handles commercial line of rental properties:

- *Medical Office buildings
- *Strip Malls & Shopping Centers
- *Shopping Plazas
- *Schools

GEE Management Company--Global Education Excellence

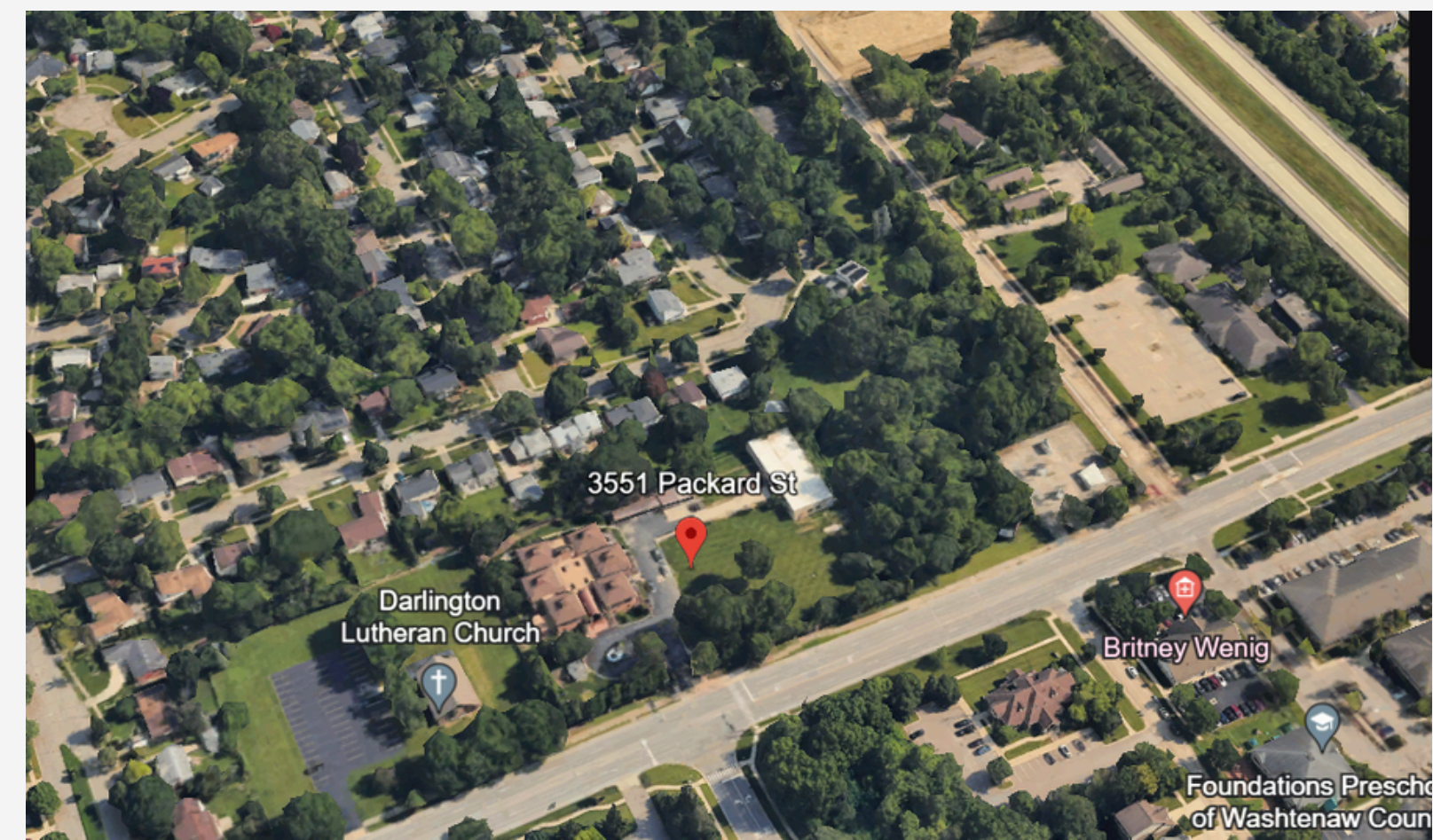
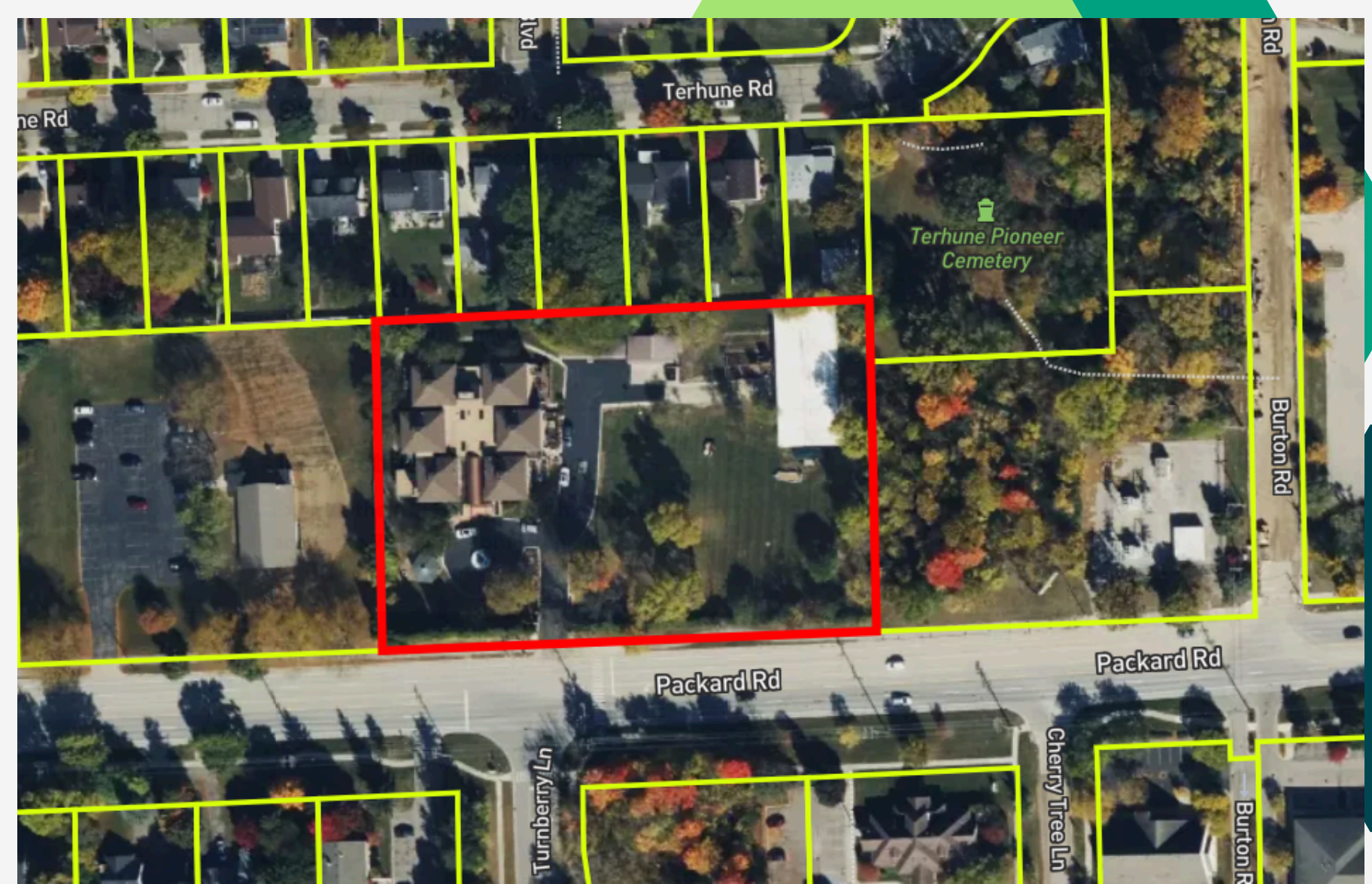
- *Manages Charter Schools in Michigan



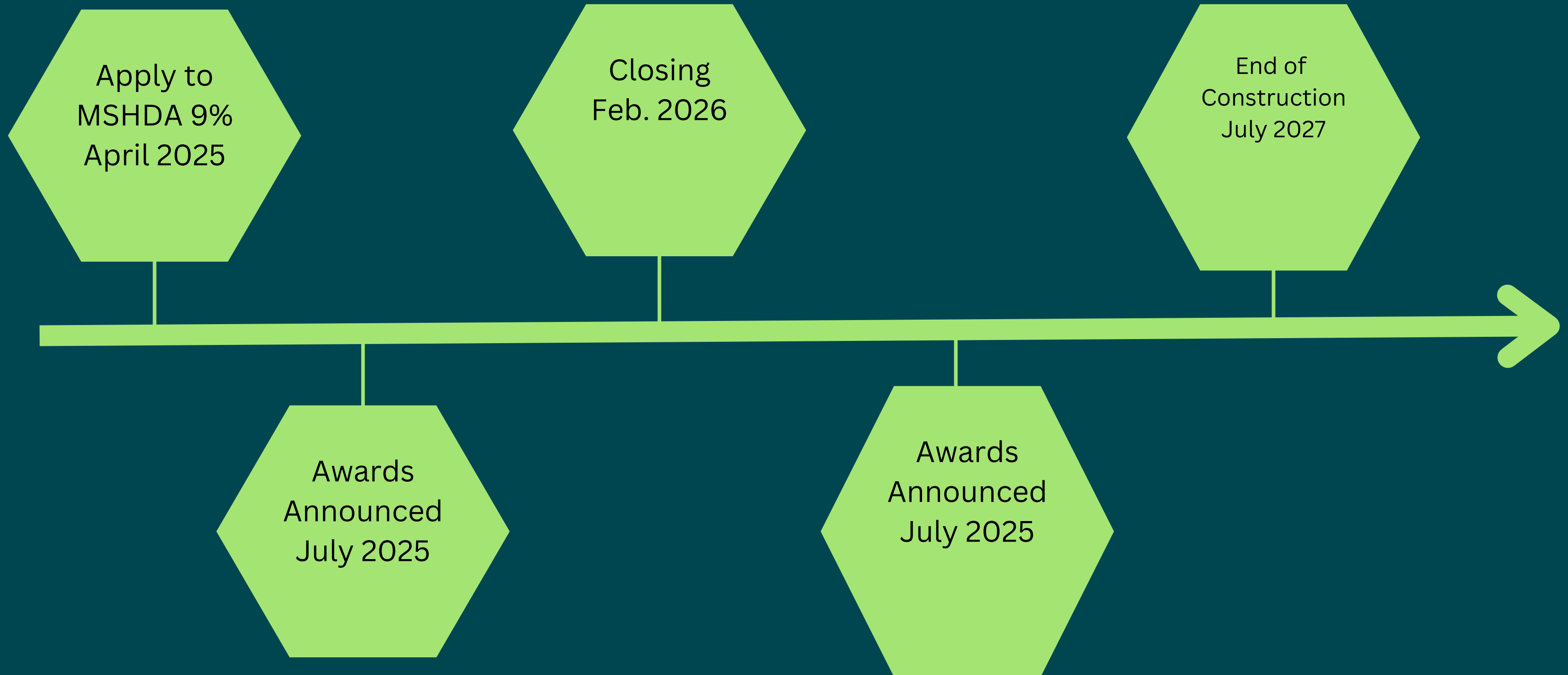
ISSA PROPERTIES
APARTMENT & HOUSE RENTALS

Project Overview

- Located 3551 Packard Rd
- Mixed Use New Construction
- 49 one bedroom 650 SF
 - 12 at 30% AMI
 - 5 at 40% AMI
 - 9 at 60% AMI
 - 23 at 80% AMI
- Senior 55+
- MSHDA 9%
- 94 onsite Parking Spaces
- Lot is 2.53 Acres
- 3 EV Charging Stations
- NGBS + Standard



Timeline

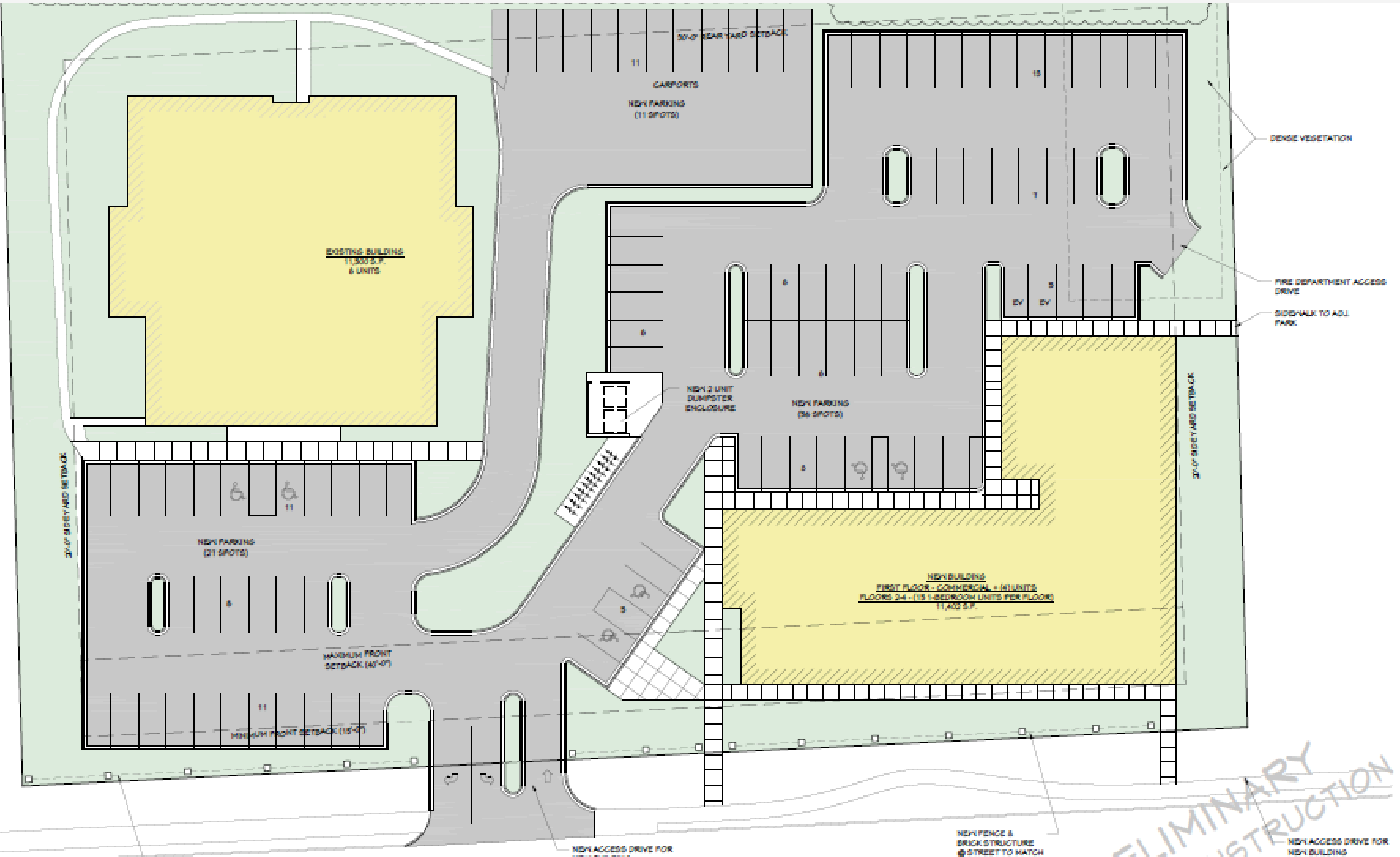


Reasons for Rezoning

R4A -> PUD

- The PUD option allows for higher density which makes it economically feasibility for the development to consist entirely of affordable housing.
- The higher density will allow for the building to be built with energy efficiency and sustainability in mind with all electric appliances, National Green Building standards, EV charging, etc.
- The location and proximity to multiple bus stop makes this an excellent location for commuters working in both Ann Arbor and Ypsilanti.
- Using the PUD option allows for the addition of commercial space as well as affordable senior housing, promoting economic development.
- A PUD will allow for the existing multifamily residential building to remain in use and be re-purposed.





PRELIMINARY
 CONSTRUCTION